



COUNTY OF LOS ANGELES
TREASURER AND TAX COLLECTOR
KENNETH HAHN HALL OF ADMINISTRATION
500 WEST TEMPLE STREET, ROOM 437
LOS ANGELES, CA 90012



MARK J. SALADINO
TREASURER AND TAX COLLECTOR

March 13, 2012

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, California 90012

ADOPTED

BOARD OF SUPERVISORS
COUNTY OF LOS ANGELES

18 March 13, 2012

Sachi A. Hamai
SACHI A. HAMAI
EXECUTIVE OFFICER

Dear Supervisors:

AGREEMENT TO PURCHASE
"TAX DEFAULTED SUBJECT TO POWER TO SELL" PROPERTIES
SUPERVISORIAL DISTRICT 5 - AGREEMENT 2686

SUBJECT

The Watershed Conservation Authority is seeking to buy eight (8) tax defaulted properties through the Chapter 8 Agreement sale process. The Chapter 8 Agreement sale is designed to allow eligible government agencies and non profit organizations the opportunity to buy tax defaulted property for a qualifying public purpose or benefit. The Watershed Conservation Authority intends to utilize the properties for increasing open space, enhancing recreational opportunities and improving watershed health.

IT IS RECOMMENDED THAT YOUR BOARD:

Approve and instruct the Chairman to sign the Purchase Agreement Number 2686 of "Tax Defaulted Subject to Power to Sell" properties being acquired by the Watershed Conservation Authority (public agency) pursuant to the Revenue and Taxation Code, with revenue to be provided to recover a portion, if not all, of back property taxes, penalties, and costs on the delinquent parcels and any remaining tax balance to be cancelled from the existing tax rolls and approve publication of the Purchase Agreement of "Tax Defaulted Subject to Power to Sell" properties.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

The properties described in the agreement may be sold in accordance with the provisions of Division 1, Part 6, Chapter 8 of the Revenue and Taxation Code, and with the policy adopted by Board action on November 24, 1970. Exhibit "A" attached to the Agreement, indicates the legal description and

selling price of the parcels.

Upon approval, the attached agreement is to be signed by the Chairman and returned to the Tax Collector for transmittal to the State Controller for further approval. County Counsel has approved the agreement as to form.

The Chapter 8 Agreement sale procedure permits public agencies to acquire "Tax Defaulted Subject to Power to Sell" property without the necessity of a public auction. The properties described in this letter will be acquired by one (1) public agency. The agreement is with the Watershed Conservation Authority, which intends to utilize the properties for increasing open space, enhancing recreational opportunities and improving watershed health.

Implementation of Strategic Plan Goals

Approval of the agreement is in accordance with the Countywide Strategic Plan Goals of Fiscal Responsibility and Collaboration Across Jurisdictional Boundaries. Delinquent property taxes and costs are recovered, and the limited-use parcels are identified for appropriate public purposes.

FISCAL IMPACT/FINANCING

Revenue will be provided to the County for apportionment among the affected taxing agencies, which will recover a portion, if not all, of back property taxes, penalties, and costs on the delinquent parcel. Any remaining tax balance will be cancelled from the existing tax rolls.

Existing appropriation is available in the Treasurer and Tax Collector's budget for publication costs. Publishing, in accordance with Section 3798 of the Revenue and Taxation Code, is the most cost-effective method of giving adequate notification to parties of interest.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

The Chapter 8 Agreement sale procedure permits eligible public agencies to acquire "Tax Defaulted Subject to Power to Sell" property, pursuant to Section 3791, et seq., of the Revenue and Taxation Code.

Attachment "A" is a summary of the public agency's purchases. This attachment indicates the affected Supervisorial District and the public use for which the properties are being acquired. County Counsel has approved the agreement as to form. Attached to the agreement are the Assessor's parcel maps, showing the dimensions and general locations of the affected parcels.

Efforts will be made to contact the owners and parties of interest to inform them of their tax liabilities and the provisions for the redemption of the properties, pursuant to Section 3799 of the Revenue and Taxation Code.

Section 3798 of the Revenue and Taxation Code mandates notice of agreements to be published once a week for three (3) consecutive weeks in a newspaper of general circulation published in the County.

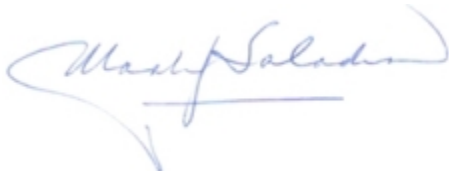
IMPACT ON CURRENT SERVICES (OR PROJECTS)

No impact.

CONCLUSION

Upon approval of the attached agreement forms, the Department of Treasurer and Tax Collector will need all original documents returned for submission to the State Controller, as the State Controller's Office has the final approval of this and all Chapter 8 Agreements.

Respectfully submitted,

A handwritten signature in blue ink, reading "Mark J. Saladino", with a horizontal line underneath the name.

MARK J. SALADINO

Treasurer and Tax Collector

MJS:DJD:af

Enclosures

c: Assessor
Chief Executive Officer
Auditor-Controller
County Counsel
Executive Officer, Board of Supervisors

SUMMARY OF PUBLIC AGENCY'S PURCHASE

FIFTH SUPERVISORIAL DISTRICT

AGREEMENT NUMBER 2686

AGENCY

Watershed Conservation Authority
Public Agency

Selling price of these parcels
shall be \$19,176.00*

Public Agency intends to utilize
the properties for increasing open
space, enhancing recreational
opportunities and improving
watershed health purposes.

<u>SUPERVISORIAL DISTRICT</u>	<u>LOCATION</u>	<u>PARCEL NUMBER</u>	<u>MINIMUM BID</u>
5th	CITY OF GLENDORA	8658-016-055	\$ 2,397.00
5th	CITY OF GLENDORA	8658-016-057	\$ 2,397.00
5th	CITY OF GLENDORA	8658-016-058	\$ 2,397.00
5th	CITY OF GLENDORA	8658-016-059	\$ 2,397.00
5th	CITY OF GLENDORA	8658-016-060	\$ 2,397.00
5th	CITY OF GLENDORA	8658-016-061	\$ 2,397.00
5th	CITY OF GLENDORA	8658-016-062	\$ 2,397.00
5th	CITY OF GLENDORA	8658-016-063	\$ 2,397.00

AGREEMENT NUMBER 2686

WATERSHED CONSERVATION AUTHORITY

FIFTH SUPERVISORIAL DISTRICT

Watershed Conservation Authority

Governing Board

February 9, 2011

**Teresa Villegas,
Chair**

Designee for Gloria Molina
Los Angeles County Board of
Supervisors, 1st District

**Brian Mejia,
Vice Chair**

Designee for Michael D.
Antonovich
Los Angeles County Board of
Supervisors, 5th District

Karly Katona

Designee for Mark Ridley-
Thomas
Los Angeles County Board of
Supervisors, 2nd District

Curtis Pedersen

Designee for Don Knabe
Los Angeles County Board of
Supervisors, 4th District

Dan Arrighi

Rivers and Mountains
Conservancy

Frank Colonna

Rivers and Mountains
Conservancy

Edward Wilson

Rivers and Mountains
Conservancy

Gail Farber

Director
Los Angeles County
Department of Public Works

Belinda V. Faustinos

Executive Officer

Maribelle de Leon
Chief, Tax Services
Tax Defaulted Land Unit
County of Los Angeles
Treasurer and Tax Collector
225 N. Hill Street, Room 130
Los Angeles, CA 90051-4917

RE: Chapter 8 Agreements #2625, 2626, 2627 (Glendora) and
Agreement #2629 (Claremont)

Dear Ms. De Leon:

This letter serves as formal notification that the Watershed Conservation Authority (WCA) is no longer interested in purchasing the tax defaulted property located in the City of Claremont consistent with Agreement #2629. We are requesting termination of this Agreement, consisting of four parcels located in the unincorporated County of Los Angeles. See Attachment 1 for the parcel numbers associated with Agreement #2629.

Our agency continues to have an interest in pursuing Agreements #2625, 2626, and 2627 for parcels located in the City of Glendora. We are requesting if new agreements can be issued to purchase these parcels. The WCA is in discussions with the City of Glendora regarding these agreements and has funding set aside for the purchase of these properties with the intended use of increasing open space, enhancing recreational opportunities and improving watershed health.

I would like to thank you and your staff for your continued assistance and understanding regarding these Agreements. Please feel free to contact Marybeth Vergara if you have any questions regarding this matter at 626-815-1019 x111 or via e-mail at mvergara@wca.ca.gov.

Thank you.

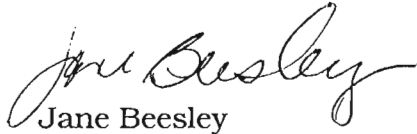
Watershed Conservation Authority • 100 N. Old San Gabriel Canyon Road • Azusa,
CA 91702

Phone: (626) 815-1019 • Fax: (626) 815-1269 • E-mail:

bfaustinos@rmc.ca.gov

www.wca.ca.gov

Sincerely,

A handwritten signature in cursive script, appearing to read "Jane Beesley".

Jane Beesley
Deputy Executive Officer

PENDING AGREEMENTS OF WATERSHED CONSERVATION AUTHORITY

1	8658-016-043	2625	WATERSHED CONSERVATION AUTHORITY
2	8658-016-044	2625	WATERSHED CONSERVATION AUTHORITY
3	8658-016-045	2625	WATERSHED CONSERVATION AUTHORITY
4	8658-016-047	2625	WATERSHED CONSERVATION AUTHORITY
5	8658-016-048	2625	WATERSHED CONSERVATION AUTHORITY
6	8658-016-049	2625	WATERSHED CONSERVATION AUTHORITY
7	8658-016-050	2625	WATERSHED CONSERVATION AUTHORITY
8	8658-016-051	2625	WATERSHED CONSERVATION AUTHORITY
9	8658-016-052	2625	WATERSHED CONSERVATION AUTHORITY
10	8658-016-055	2625	WATERSHED CONSERVATION AUTHORITY
11	8658-016-057	2626	WATERSHED CONSERVATION AUTHORITY
12	8658-016-058	2626	WATERSHED CONSERVATION AUTHORITY
13	8658-016-059	2626	WATERSHED CONSERVATION AUTHORITY
14	8658-016-060	2626	WATERSHED CONSERVATION AUTHORITY
15	8658-016-061	2626	WATERSHED CONSERVATION AUTHORITY
16	8658-016-062	2626	WATERSHED CONSERVATION AUTHORITY
17	8658-016-063	2626	WATERSHED CONSERVATION AUTHORITY
18	8658-016-069	2626	WATERSHED CONSERVATION AUTHORITY
19	8658-016-070	2626	WATERSHED CONSERVATION AUTHORITY
20	8658-016-074	2626	WATERSHED CONSERVATION AUTHORITY
21	8658-016-075	2627	WATERSHED CONSERVATION AUTHORITY
22	8658-016-076	2627	WATERSHED CONSERVATION AUTHORITY
23	8658-016-077	2627	WATERSHED CONSERVATION AUTHORITY
24	8658-016-080	2627	WATERSHED CONSERVATION AUTHORITY
25	8658-016-081	2627	WATERSHED CONSERVATION AUTHORITY
26	8658-016-082	2627	WATERSHED CONSERVATION AUTHORITY
27	8658-016-084	2627	WATERSHED CONSERVATION AUTHORITY
28	8675-018-009	2629	WATERSHED CONSERVATION AUTHORITY
29	8675-018-012	2629	WATERSHED CONSERVATION AUTHORITY
30	8675-018-013	2629	WATERSHED CONSERVATION AUTHORITY
31	8675-018-016	2629	WATERSHED CONSERVATION AUTHORITY



**COUNTY OF LOS ANGELES
TREASURER AND TAX COLLECTOR**

KENNETH HAHN HALL OF ADMINISTRATION
225 NORTH HILL STREET, ROOM 130
P. O. BOX 512102
LOS ANGELES, CALIFORNIA 90051-4912



MARK J. SALADINO
TREASURER AND TAX COLLECTOR

February 25, 2011

RECEIVED
IN 11-189
FEB 26 2011

Telephone
(213) 974-0871

Telefax
(213) 680-3648

WATERSHED CONSERVATION
AUTHORITY

Ms. Jane Beesley
Deputy Executive Officer
Watershed Conservation Authority
100 N. Old San Gabriel Canyon Road
Azusa, California 91702

RECEIVED
MAR 08 2011
Glendora Planning
Department

Dear Ms. Beesley:

Re: **CHAPTER 8 AGREEMENTS 2625, 2626, 2627 and 2629
2008C TAX SALE
ASSESSOR'S IDENTIFICATION NUMBERS: SEE ATTACHMENT**

This is in response to your letter dated February 9, 2011. As requested, the referenced Agreements have been terminated.

Enclosed are the three (3) new Agreements to Purchase Tax-Defaulted Properties. The Purchase prices quoted on "Exhibit A" are in accordance with Revenue and Taxation Code, Section 3793.1 that states in part that the purchase price must be based on the amount due during the month for which the parcel is eventually sold. The purchase prices quoted on "Exhibit A" are projections based on a twelve (12) month schedule.

Consequently, if the intended schedule for the completion of this agreement is delayed, the amounts would need to be increased accordingly. If the agreements are completed in less time, then the purchase prices will be decreased accordingly. The purchase prices quoted do not include fees for a Lot Book Lien Reports, advertising and postage charges. The purchasing party assumes these additional fees.

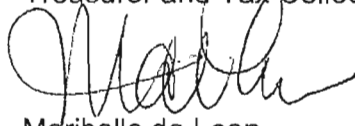
A preliminary research fee of \$100.00 per parcel is required along with the enclosed Applications to Purchase Tax Defaulted Properties and Objection Checklists. Please provide our office with required items listed on these forms and submit all requirements to our Office by March 25, 2011. Our office will not proceed with the Chapter 8 Agreement process until all required documents are received and approved.

Ms. Jane Beesley
February 25, 2011
Page 2

If you have questions, please contact Mr. Alan Marinas of my staff at (213) 974-0871.

Very truly yours,

MARK J. SALADINO
Treasurer and Tax Collector

A handwritten signature in black ink, appearing to read 'Maribelle', written over a horizontal line.

Maribelle de Leon
Chief, Tax Services
Tax Defaulted Land Unit
Secured Property Tax Division

MD:am
X: 2625,2626,2627&2629

Enclosures

“Attachment A”**2008C TAX SALE PROPERTIES REQUESTED THROUGH
CHAPTER 8 AGREEMENT SALE****AGREEMENT 2685**

<i>PARCEL NUMBERS</i>
8658-016-043
8658-016-044
8658-016-045
8658-016-047
8658-016-048
8658-016-049
8658-016-050
8658-016-051
8658-016-052

AGREEMENT 2686

<i>PARCEL NUMBERS</i>
8658-016-055
8658-016-057
8658-016-058
8658-016-059
8658-016-060
8658-016-061
8658-016-062
8658-016-063

“Attachment A”

**2008C TAX SALE PROPERTIES REQUESTED THROUGH
CHAPTER 8 AGREEMENT SALE**

AGREEMENT 2687

<i>PARCEL NUMBERS</i>
8658-016-069
8658-016-070
8658-016-074
8658-016-075
8658-016-076
8658-016-077
8658-016-080
8658-016-081
8658-016-082
8658-016-084

Exhibit A

List of Properties being requested for purchase

Agreement Number 2685	Default Number
	8658-016-043
	8658-016-044
	8658-016-045
	8658-016-047
	8658-016-048
	8658-016-049
	8658-016-050
	8658-016-051
	8658-016-052
Agreement Number 2686	8658-016-055
	8658-016-057
	8658-016-058
	8658-016-059
	8658-016-060
	8658-016-061
	8658-016-062
	8658-016-063
Agreement Number 2687	8658-016-069
	8658-016-070
	8658-016-074
	8658-016-075
	8658-016-076
	8658-016-077
	8658-016-080
	8658-016-081
	8658-016-082
	8658-016-084

1661

BK 588



62
P 22

PG 15

PG 14

pg 13

[illegible]

PG 21

Agreement

2686

Application to Purchase Tax-Defaulted Property from County

This application is to be completed by eligible purchasing entities to commence purchase of tax-defaulted property by agreement sale from the county under applicable provisions of the California Revenue and Taxation Code. Please complete the following sections and supply supporting documentation accordingly. Completion of this application does not guarantee purchase approval.

A. Purchaser Information

1. Name of Organization: Watershed Conservation Authority
2. Corporate Structure – check the appropriate box below and provide corresponding information:
☐ Nonprofit – provide Articles of Incorporation
☒ Public Agency – provide mission statement (If redevelopment agency, also provide agency survey map)

B. Purchasing Information

Determine which category the parcel falls under and then check the appropriate box as it relates to the purchasing entity's corporate structure and the intended use of the parcel:

Category A: Parcel is currently scheduled for a Chapter 7 tax sale

- ☐ No Purchase – State / county / taxing agency registering objection to preserve lien only
- ☐ Purchase by State / county / tax agency / revenue district / redevelopment agency / special district to preserve its lien
- ☒ Purchase by State / county / tax agency / revenue district / redevelopment agency / special district for public purpose
- ☐ Purchase by nonprofit for low-income housing or to preserve open space

Category B: Parcel is **not** currently scheduled for a Chapter 7 tax sale

- ☐ Purchase by State / county / taxing agency / revenue district / redevelopment agency / special district for public purpose
- ☐ Purchase by nonprofit to use parcel(s) for low-income housing or to preserve open space

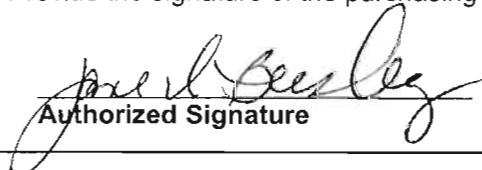
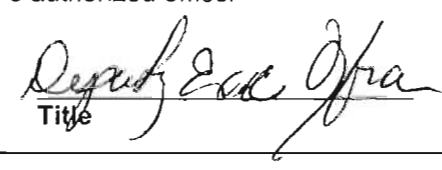
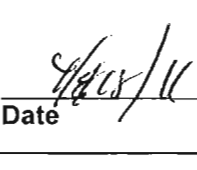
C. Property Detail

Provide the following information. If more space is needed for any of the criteria, consolidate the information into a separate "Exhibit" document and attach accordingly:

1. County where the parcel(s) is located: LOS Angeles
2. List each parcel by Assessor's Parcel Number: See attached Exhibit A
3. State the purpose and intended use for each parcel: Increase open space, enhance recreational opportunities, and improving watershed health.

D. Acknowledgement Detail

Provide the signature of the purchasing entity's authorized officer

		
Authorized Signature	Title	Date

Marinas, Alan

Subject: FW: Magzine Lots (Chapter 8 Agreement 2685)

From: Jane Beesley [<mailto:jbeesley@wca.ca.gov>]
Sent: Tuesday, January 17, 2012 5:08 PM
To: lgipson@ttc.lacounty.gov
Subject: Magzine Lots

Leticia,

For your information a "Magazine Lot" is a small piece of property that was given away by Sunset Magazine in the 1950's or 60's. Sunset Magazine's purchased some property in Glendora then divided them and gave each parcel to a subscriber of the magazine. It was a way to increase the circulation of the magazine, giving people a piece of land in California.

Jane Beesley
Deputy Executive Officer
Watershed Conservation Authority
Interim Executive Officer
San Gabriel River Discovery Center Authority
100 N Old San Gabriel Canyon Road
Azusa, CA 91702
626-815-1019 ext 109

CONFIDENTIALITY NOTICE: This communication with its contents may contain confidential and/or legally privileged information. It is solely for the use of the intended recipient(s). Unauthorized interception, review, use or disclosure is prohibited and may violate applicable laws including the Electronic Communications Privacy Act. If you are not the intended recipient, please contact the sender and destroy all copies of the communication.

CHAPTER 8 AGREEMENT
STATEMENT OF PUBLIC PURPOSE AND INTENDED USE FOR EACH PARCEL

Agency Name: Watershed Conservation Authority
100 North Old San Gabriel Canyon Road
Azusa, CA 91702

Contact: Jane Beesley, Deputy Executive Officer
(626) 815-1019, ext. 109
jbeesley@wca.ca.gov

Agency Mission Statement: The Watershed Conservation Authority (WCA) is a joint powers agency established in 2003 between the Rivers and Mountains Conservancy (RMC), a state agency and the Los Angeles County Flood Control District (DPW). The WCA was established to leverage funding and implement projects that increase open space, enhance recreational opportunities and promote environmental conservation in a manner consistent with the goals of improved watershed health, local water supply, ground water recharge, water conservation, and flood protection. The geographic focus of WCAs' efforts is the San Gabriel Mountains and the San Gabriel and Lower Los Angeles River Watersheds which coincides with RMC's jurisdiction as shown in the attached map.

Parcel # Requested: 8658-016-055 Magazine Property, City of Glendora

Purpose and Intended Use: This parcel will increase open space, enhance recreational opportunities and promote environmental conservation in a manner consistent with the goals of improved watershed health, local water supply, ground water recharge, water conservation, and flood protection.

**CHAPTER 8 AGREEMENT
STATEMENT OF PUBLIC PURPOSE AND INTENDED USE FOR EACH PARCEL**

Agency Name: Watershed Conservation Authority
100 North Old San Gabriel Canyon Road
Azusa, CA 91702

Contact: Jane Beesley, Deputy Executive Officer
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jbeesley@wca.ca.gov

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Parcel # Requested: 8658-016-057 Magazine Property, City of Glendora

Purpose and Intended Use: This parcel will increase open space, enhance recreational opportunities and promote environmental conservation in a manner consistent with the goals of improved watershed health, local water supply, ground water recharge, water conservation, and flood protection.

CHAPTER 8 AGREEMENT
STATEMENT OF PUBLIC PURPOSE AND INTENDED USE FOR EACH PARCEL

Agency Name: Watershed Conservation Authority
100 North Old San Gabriel Canyon Road
Azusa, CA 91702

Contact: Jane Beesley, Deputy Executive Officer
(626) 815-1019, ext. 109
jbeesley@wca.ca.gov

Agency Mission Statement: The Watershed Conservation Authority (WCA) is a joint powers agency established in 2003 between the Rivers and Mountains Conservancy (RMC), a state agency and the Los Angeles County Flood Control District (DPW). The WCA was established to leverage funding and implement projects that increase open space, enhance recreational opportunities and promote environmental conservation in a manner consistent with the goals of improved watershed health, local water supply, ground water recharge, water conservation, and flood protection. The geographic focus of WCAs' efforts is the San Gabriel Mountains and the San Gabriel and Lower Los Angeles River Watersheds which coincides with RMC's jurisdiction as shown in the attached map.

Parcel # Requested: 8658-016-058 Magazine Property, City of Glendora

Purpose and Intended Use: This parcel will increase open space, enhance recreational opportunities and promote environmental conservation in a manner consistent with the goals of improved watershed health, local water supply, ground water recharge, water conservation, and flood protection.

**CHAPTER 8 AGREEMENT
STATEMENT OF PUBLIC PURPOSE AND INTENDED USE FOR EACH PARCEL**

Agency Name: Watershed Conservation Authority
100 North Old San Gabriel Canyon Road
Azusa, CA 91702

Contact: Jane Beesley, Deputy Executive Officer
(626) 815-1019, ext. 109
jbeesley@wca.ca.gov

Agency Mission Statement: The Watershed Conservation Authority (WCA) is a joint powers agency established in 2003 between the Rivers and Mountains Conservancy (RMC), a state agency and the Los Angeles County Flood Control District (DPW). The WCA was established to leverage funding and implement projects that increase open space, enhance recreational opportunities and promote environmental conservation in a manner consistent with the goals of improved watershed health, local water supply, ground water recharge, water conservation, and flood protection. The geographic focus of WCAs' efforts is the San Gabriel Mountains and the San Gabriel and Lower Los Angeles River Watersheds which coincides with RMC's jurisdiction as shown in the attached map.

Parcel # Requested: 8658-016-059 Magazine Property, City of Glendora

Purpose and Intended Use: This parcel will increase open space, enhance recreational opportunities and promote environmental conservation in a manner consistent with the goals of improved watershed health, local water supply, ground water recharge, water conservation, and flood protection.

**CHAPTER 8 AGREEMENT
STATEMENT OF PUBLIC PURPOSE AND INTENDED USE FOR EACH PARCEL**

Agency Name: Watershed Conservation Authority
100 North Old San Gabriel Canyon Road
Azusa, CA 91702

Contact: Jane Beesley, Deputy Executive Officer
(626) 815-1019, ext. 109
jbeesley@wca.ca.gov

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Parcel # Requested: 8658-016-060 Magazine Property, City of Glendora

Purpose and Intended Use: This parcel will increase open space, enhance recreational opportunities and promote environmental conservation in a manner consistent with the goals of improved watershed health, local water supply, ground water recharge, water conservation, and flood protection.

CHAPTER 8 AGREEMENT
STATEMENT OF PUBLIC PURPOSE AND INTENDED USE FOR EACH PARCEL

Agency Name: Watershed Conservation Authority
100 North Old San Gabriel Canyon Road
Azusa, CA 91702

Contact: Jane Beesley, Deputy Executive Officer
(626) 815-1019, ext. 109
jbeesley@wca.ca.gov

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Parcel # Requested: 8658-016-061 Magazine Property, City of Glendora

Purpose and Intended Use: This parcel will increase open space, enhance recreational opportunities and promote environmental conservation in a manner consistent with the goals of improved watershed health, local water supply, ground water recharge, water conservation, and flood protection.

CHAPTER 8 AGREEMENT
STATEMENT OF PUBLIC PURPOSE AND INTENDED USE FOR EACH PARCEL

Agency Name: Watershed Conservation Authority
100 North Old San Gabriel Canyon Road
Azusa, CA 91702

Contact: Jane Beesley, Deputy Executive Officer
(626) 815-1019, ext. 109
jbeesley@wca.ca.gov

Agency Mission Statement: The Watershed Conservation Authority (WCA) is a joint powers agency established in 2003 between the Rivers and Mountains Conservancy (RMC), a state agency and the Los Angeles County Flood Control District (DPW). The WCA was established to leverage funding and implement projects that increase open space, enhance recreational opportunities and promote environmental conservation in a manner consistent with the goals of improved watershed health, local water supply, ground water recharge, water conservation, and flood protection. The geographic focus of WCAs' efforts is the San Gabriel Mountains and the San Gabriel and Lower Los Angeles River Watersheds which coincides with RMC's jurisdiction as shown in the attached map.

Parcel # Requested: 8658-016-062 Magazine Property, City of Glendora

Purpose and Intended Use: This parcel will increase open space, enhance recreational opportunities and promote environmental conservation in a manner consistent with the goals of improved watershed health, local water supply, ground water recharge, water conservation, and flood protection.

CHAPTER 8 AGREEMENT
STATEMENT OF PUBLIC PURPOSE AND INTENDED USE FOR EACH PARCEL

Agency Name: Watershed Conservation Authority
100 North Old San Gabriel Canyon Road
Azusa, CA 91702

Contact: Jane Beesley, Deputy Executive Officer
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jbeesley@wca.ca.gov

Agency Mission Statement: The Watershed Conservation Authority (WCA) is a joint powers agency established in 2003 between the Rivers and Mountains Conservancy (RMC), a state agency and the Los Angeles County Flood Control District (DPW). The WCA was established to leverage funding and implement projects that increase open space, enhance recreational opportunities and promote environmental conservation in a manner consistent with the goals of improved watershed health, local water supply, ground water recharge, water conservation, and flood protection. The geographic focus of WCAs' efforts is the San Gabriel Mountains and the San Gabriel and Lower Los Angeles River Watersheds which coincides with RMC's jurisdiction as shown in the attached map.

Parcel # Requested: 8658-016-063 Magazine Property, City of Glendora

Purpose and Intended Use: This parcel will increase open space, enhance recreational opportunities and promote environmental conservation in a manner consistent with the goals of improved watershed health, local water supply, ground water recharge, water conservation, and flood protection.

1991

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8658

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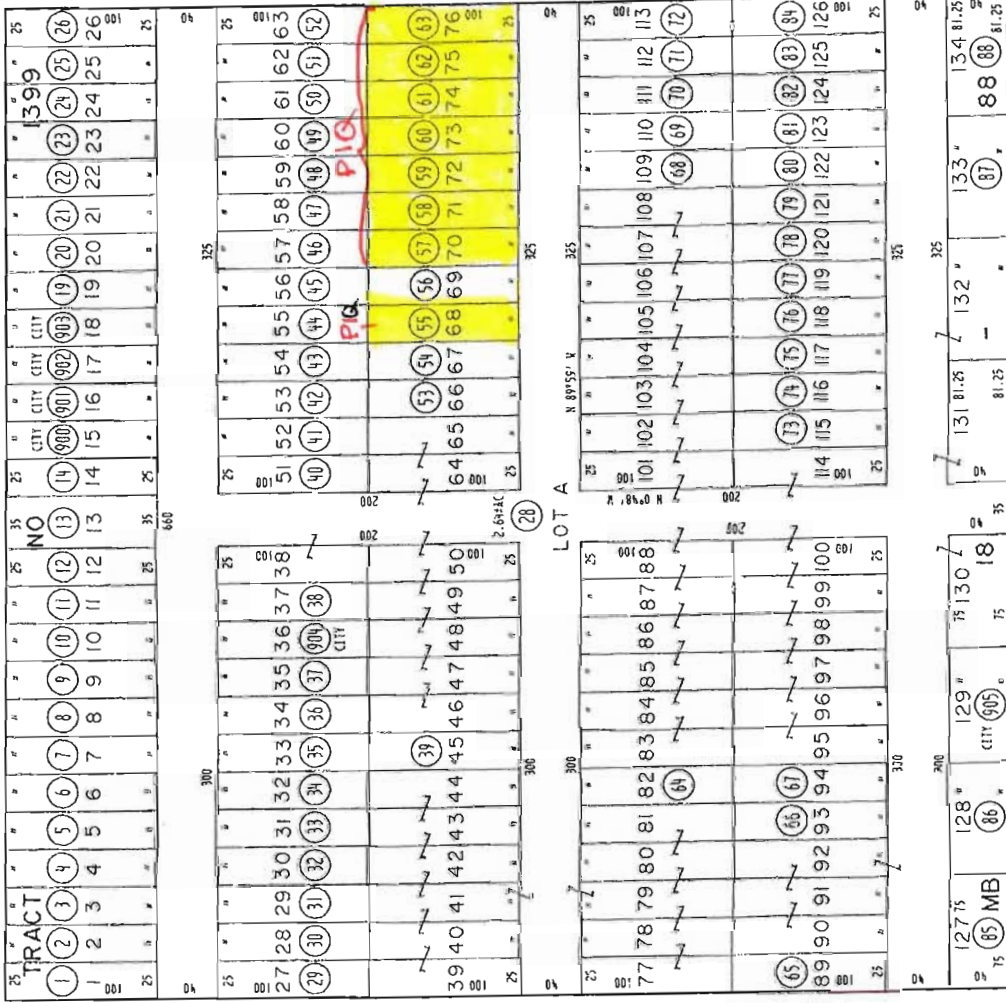
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AGREEMENT 2686



May 26, 2011 Item 10

RESOLUTION 2011-15

RESOLUTION OF THE WATERSHED CONSERVATION AUTHORITY (WCA) AUTHORIZING: (1) THE ACQUISITION OF PARCELS IN GLENDORA, IF OFFERED FOR SALE BY THE LOS ANGELES COUNTY DEPARTMENT OF TREASURER TAX COLLECTOR AND (2) ENTERING INTO CHAPTER 8 AGREEMENTS FOR ACQUISITION OF THOSE PARCELS (RMC 3640)

WHEREAS, The Watershed Conservation Authority has been established as a joint powers agency between the RMC and the District to implement projects which will provide open space, habitat restoration, and watershed improvement projects in both the San Gabriel and Lower Los Angeles Rivers watershed; and

WHEREAS, This action will support the acquisition of real property in Glendora, if offered for sale by the Los Angeles County Department of Treasurer and Tax Collector and enter into Chapter 8 Agreements for acquisition of those parcels; and

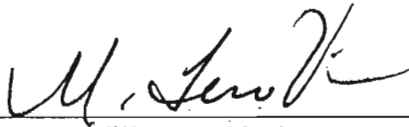
WHEREAS, This action is exempt from the environmental impact report requirements of the California Environmental Quality Act (CEQA); and NOW

Therefore be it resolved, that the RMC hereby:

1. FINDS that this action is consistent with the purposes and objectives of the RMC.
2. FINDS that the actions contemplated by this resolution are exempt from the environmental impact report requirements of the California Environmental Quality Act.
3. APPROVES the staff report dated May 26, 2011.
4. AUTHORIZES the acquisition of parcels in Claremont, if offered for sale by the Los Angeles County Department of Treasurer and Tax Collector and enter into Chapter 8 Agreements for acquisition of those parcels (RMC 3640).

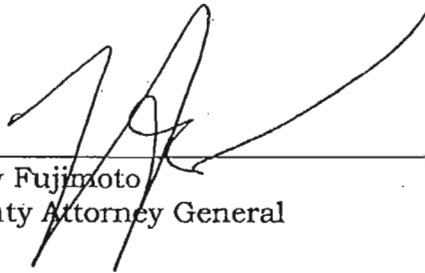
~ End of Resolution ~

Passed and Adopted by the Board of the
Watershed Conservation Authority
on May 26, 2011.



Teresa Villegas, Chairperson

ATTEST:



Terry Fujimoto
Deputy Attorney General

**MINUTES
BOARD MEETING
WATERSHED CONSERVATION AUTHORITY (WCA)
May 26, 2011**

1. CALL TO ORDER

The meeting was called to order by Chair Teresa Villegas at approximately 1:34 p.m.

The meeting was held at the Hall of Administration, 500 W. Temple Street, 3rd Floor, Room 383 Los Angeles, CA 90012, Gateway Cities COG, 16401 Paramount Blvd., Small Conference. Room, Paramount, CA 90723, and San Gabriel Valley Water Company, 11142 Garvey Avenue, El Monte, CA 91734.

2. ROLL CALL

MEMBERS PRESENT

Ms. Teresa Villegas, Chair (for Supervisor Molina)
Mr. Brian Mejia, Vice Chair (for Supervisor Antonovich)
Mr. Dan Arrighi
Mr. Edward Wilson

MEMBERS ABSENT

Mr. Frank Colonna,
Ms. Connie Sziebl (for Supervisor Knabe)
Ms. Karly Katona (for Supervisor Ridley-Thomas)
Ms. Gail Farber

STAFF PRESENT

Jane Beesley, Acting Executive Officer
Terry Fujimoto, Deputy Attorney General
Valerie Thompson, Board Secretary
Deborah Enos, Project Manager
Robert Romanek, Project Manager

3. PUBLIC COMMENT

There were no public comments.

4. APPROVAL THE MINUTES

No corrections were noted.

Mr. Arrighi motioned to approve the minutes; Chair Villegas seconded. Minutes unanimously approved.

5. CHAIR'S REPORT

No report given.

6. DEPUTY ATTORNEY GENERAL'S REPORT

No report given. Mr. Fujimoto arrived at approximately 1:43pm.

EXECUTIVE OFFICER'S (EO) REPORTS

7. LIAISON & ACTIVITIES REPORT

The Acting Executive Officer informed the Board that the WCA's work schedule has changed to a 4/10 work week schedule with working hours from 7:30am to 5:00pm, Monday through Thursday.

The Acting Executive Officer reported on the following projects:

The Azusa River Wilderness Park project has moved forward with the planning phase of the Canyon Inn, and that a public meeting would be held later that night for the planning process.

The Duck Farm project construction is in progress, and the roads and pathways are completed and now working on bringing fresh water to the site.

The Emerald Necklace project feasibility study and implementation plan is underway and that the consultants have begun to meet with stakeholders.

The South Gate Habitat Restoration Project review has been on hold due to the Army Corps review of the design and construction documents. Staff has recently been informed that the Army Corps is nearing completion of their review and staff was recommended to make small adjustments to the planting near the levies and bump-outs along the Rio Hondo/LA River bike path. It is estimated that the WCA should receive permits shortly after this review is completed.

The watershed coordinator will be applying for grants in the near future from the Department of Water Resources.

The Walnut Creek project is in the initial phase of the planning process, and a public meeting will be held in the near future.

8. EXPENDITURE REPORT

The Acting Executive Officer reported that the Los Angeles County Auditor-Controller is now charging fees for their services and that a recent payment was made to them in the amount of \$28,000.

REGULAR CALENDAR

9. **CONSIDERATION OF A RESOLUTION APPROVING THE APPLICATION FOR GRANT FUNDS TO THE URBAN GREENING PLANNING GRANT PROGRAM UNDER THE SAFE DRINKING WATER, WATER QUALITY AND SUPPLY, FLOOD CONTROL, RIVER AND COASTAL PROTECTION BOND ACT OF 2006 (PROPOSITION 84).**

The Acting Executive Officer reported that the Watershed Coordinator is working on planning of the San Jose/Thompson Creek Bikeway. A brief summary and description of the proposed bikeway was given.

Mr. Arrighi moved to adopt the resolution; Mr. Mejia seconded the motion. Unanimously passed.

10. **CONSIDERATION OF A RESOLUTION APPROVING THE ACQUISITION OF PARCELS IN GLENDORA, IF OFFERED FOR SALE, FROM THE LOS ANGELES COUNTY TREASURER AND TAX COLLECTORS OFFICE AND FURTHER RECOMMENDING THAT THE WCA ENTER INTO CHAPTER 8 AGREEMENTS FOR ACQUISITION OF THOSE PARCELS (WCA 3640).**

The Acting Executive Officer gave an overview on the ongoing process for the acquisition of the parcels. It was noted that WCA staff has been coordinating with the City of Glendora regarding the Purchase Agreements for the acquisition of these magazine lots. The City of Glendora approved the Purchase Agreements during a recent April 2011 City Council meeting. A map of the parcel and description was also given.

Mr. Mejia moved to adopt the resolution; Chair Villegas seconded the motion. Unanimously passed.

11. **CONSIDERATION OF A RESOLUTION APPROVING AN AMENDMENT TO THE AECOM CONTRACT INCREASING SCOPE, BUDGET AND TIMELINE TO COMPLETE DESIGN SERVICES FOR THE DUCK FARM PHASE 1A (WCA033011).**

The Acting Executive Officer explained that approval of the item would allow for the augmentation of the design contract by \$509,128. It was noted that there would not be any further augmentations to the contract, and that there may be a possible savings. Debbie Enos pointed out that this is for AECOMs architectural oversight and not for construction purposes. There was further discussion regarding the initial proposal, possible savings, contingency, and the scope of work included in Phase 1A.

Chair Villegas moved to adopt the resolution; Mr. Arrighi seconded the motion. Unanimously passed.

12. **CONSIDERATION OF A RESOLUTION ADOPTING AN UPDATE TO THE WORK PROGRAM.**

The Acting Executive Officer referred the Board to the exhibits included in the staff report, and gave an overview and update on the project. Because a resolution was

not included in the staff report, no action was taken and a directive was given that the item be brought back to the Board at the next meeting.

No action was taken.

13. CONSIDERATION OF A RESOLUTION APPROVING THE PRELIMINARY FISCAL YEAR 2011/12 BUDGET.

Alecia Lai gave a summary review of the 2011/12 budget, and pointed out that there was a major change to the budget which was related to the capital outlay portion of the budget, and noted that the capital outlay is now specific to the fiscal years. It was also noted that the budget is consistent with the prior year's budget in terms of reflecting the cost of personnel. There was discussion regarding funds to be expended during the 2011/12 fiscal year. Mr. Wilson recommended including another line to include actual expenditures for the previous fiscal year, and there was further discussion regarding salaries.

Mr. Wilson moved to adopt the resolution; Mr. Mejia seconded the motion. Unanimously passed.

14. CONSIDERATION OF A RESOLUTION APPROVING AN AMENDMENT TO THE CONTRACT FOR PROFESSIONAL STRATEGIC PLANNING SERVICES WITH ADM (WCA10513).

The Acting Executive Officer mentioned that ADM is presently working on other projects.

Mr. Wilson moved to adopt the resolution; Mr. Arrighi seconded the motion. Unanimously passed.

15. CONSIDERATION OF A RESOLUTION AUTHORIZING A RANGER SERVICES CONTRACT WITH THE MOUNTAINS RECREATION AND CONSERVATION AUTHORITY FOR FISCAL YEAR 2011/12.

The Acting Executive Officer reported that other law enforcement agencies only offered policing services and not the other services that MRCA provides. It was noted that the WCA staff is very pleased with the services that MRCA has provided over the years and that WCA staff has a good working relationship with MRCA rangers.

Chair Villegas moved to adopt the resolution; Mr. Wilson seconded the motion. Unanimously passed.

16. STATEMENTS, RESPONSES, QUESTIONS OR DIRECTIONS TO STAFF PURSUANT TO SECTION 54954.2(A) OF THE GOVERNMENT CODE.

Mr. Wilson voiced concerns regarding the minutes reflecting the appointment of an interim executive officer. Mr. Fujimoto recommended that an item be placed on the next meeting agenda to address the issue.

17. ANNOUNCEMENT OF NEXT MEETING DATE

The next meeting is to be determined.

18. ADJOURNMENT

The meeting was adjourned at 2:05pm.

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DATE: May 26, 2011

TO: WCA Governing Board

FROM: Jane Beesley, Acting Executive Officer

SUBJECT: Item 10: Consideration of a resolution authorizing: (1) The acquisition of parcels in Glendora, if offered for sale by the Los Angeles County Department of Treasurer and Tax Collector and (2) Entering into Chapter 8 Agreements for acquisition of those parcels. (RMC 3640).

RECOMMENDATION: That the Watershed Conservation Authority authorize: (1) The acquisition of parcels in Glendora, if offered for sale by the Los Angeles County Department of Treasurer and Tax Collector and (2) Enter into Chapter 8 Agreement for acquisition of those parcels (RMC 3640).

BACKGROUND: On an annual basis the County of Los Angeles Treasurer and Tax Collector releases a list of properties that are tax defaulted and deemed "Subject to Power to Sell." The RMC statutorily has the first right of refusal on the sale of publicly owned properties within our territory. Further, as a public agency, the Watershed Conservation Authority is also eligible to bid on these properties. The purchase of tax defaulted parcels from the County Treasurer and Tax Collector is a very cost efficient method to acquire land.

At the June 26, 2008 WCA Board meeting, WCA staff was authorized to identify and bid on tax defaulted parcels that would further implement the agency's programmatic objectives. As part of the parcel feasibility process, staff contacted the cities where these tax defaulted properties were located to coordinate whether or not the WCA should proceed with bidding on these parcels. As a result of this coordination, the WCA submitted applications for parcels located in the Cities of Glendora, La Puente, Long Beach, Monrovia and South El Monte. After further consideration and discussion with representatives of these cities, the WCA is proceeding with the acquisition of parcels located in the City of Glendora (27 Total parcels, See Exhibit A). Due to the length of time for this acquisition given the state bond freeze and other delays, the WCA requested the issuance of new agreements from the Treasurer and Tax Collector for the purchase of these parcels. The WCA is collaborating with the City of Glendora regarding these agreements and has funding set aside for the purchase of these properties with the intended use of increasing open space, enhancing recreational opportunities and improving watershed health.

Glendora (See attached map: Item B): 27 parcels were submitted with an approximate acreage of 1.5 acres. These properties are part of the "Sunset Magazine" properties and would provide hillside protection close to the Bluebird Ranch.

The LA County Department of Treasurer and Tax Collector has received the applications for these properties. The County will proceed with its process of completing its due diligence and noticing the public for any final objections to the sale.

If there are no objections to the sale and the taxes are not remedied, the County will proceed with its sale of the property to the WCA. At this time, the WCA will receive a demand letter requesting payment for the parcel in the amount indicated in Exhibit A. This sale amount is approximate and may change slightly depending on the time it takes for the process to be completed. The purchase price quoted on exhibit A is a projection of the purchase price for a schedule of (12) months. In addition, all costs related to the sale will be added to this process as follows: Cost of Notification, Cost of Publication, Cost of Postage, STPTS Fees, Title Report Fee and Forfeited State Lands Fee. If the agreement is completed in less than the (12) month projection time, then the purchase price will be decreased; however if the completion of the agreement is longer than the twelve (12) month projection time, the price will increase accordingly.

The WCA is working with the City of Glendora as the entity that will receive the properties from the WCA once the properties are acquired from the Treasurer & Tax Collector. Attached are the following exhibits: Exhibit A: Tasklist and Timeline, Exhibit B: Budget, Exhibit C: List of Parcels, Exhibit D: Map, Exhibit E: Letter from City of Glendora.

FISCAL INFORMATION: The \$100,000 grant from the RMC will provide the funds to perform all due diligence work necessary to assess the risk of these properties to the agency as well as provide the funds necessary to pay the redemption fee for acquisition. (See Exhibit B-Budget).

The purchase price quoted on exhibit A is a projection of the purchase price for a schedule of (12) months. In addition, all cost related to the sale will be added to this process as follows: Cost of Notification, Cost of Publication, Cost of Postage, STPTS Fees, Title Report Fee and Forfeited State Lands Fee. If the agreement is completed in less than the (12) month projection time, then the purchase price will be decreased; however if the completion of the agreement is longer than the twelve (12) month projection time, the price will increase accordingly.

Exhibit A

Task list and Timeline

Tax Defaulted Properties

Submit Agreement Forms for Tax Defaulted Properties -----	March/April 2011
Treasurer & Tax Collector Due Diligence: -----	June-August 2011
Notification, Publication, Postage, Title Report, & other Admin Fees	
Collaboration with City of Glendora regarding-----	August-October 2011
Acquisition & conveyance	
Due Diligence Period Ends -----	February 2012
Closing -----	Spring 2012

Exhibit B
Budget
Tax Defaulted Properties

Item	Cost
Due Diligence (title search, legal fees, escrow)	\$22,000
Property Acquisition/ Tax Collector Administrative Fees	\$50,000
WCA Project Management, Acquisition, and project close out	28,000
TOTAL	\$100,000

WATERSHED CONSERVATION AUTHORITY
Chapter 8 Applications Summary

Item 10

Exhibit C, Tax Defaulted Properties

Parcel Number	Address	City	Landowner	Redemption Value*	Assessed Value	Target Area
8658-016-043	Magazine Property	Glendora	William R & Barbara M Herrera	\$ 439.78	\$ 200.00	Yes-Mountain
8658-016-044	Magazine Property	Glendora	William R & Barbara M Herrera	\$ 439.78	\$ 200.00	Yes-Mountain
8658-016-045	Magazine Property	Glendora	William R & Barbara M Herrera	\$ 439.78	\$ 200.00	Yes-Mountain
8658-016-047	Magazine Property	Glendora	William R & Barbara M Herrera	\$ 439.78	\$ 200.00	Yes-Mountain
8658-016-048	Magazine Property	Glendora	William R & Barbara M Herrera	\$ 439.78	\$ 200.00	Yes-Mountain
8658-016-049	Magazine Property	Glendora	William R & Barbara M Herrera	\$ 439.78	\$ 200.00	Yes-Mountain
8658-016-050	Magazine Property	Glendora	William R & Barbara M Herrera	\$ 439.78	\$ 200.00	Yes-Mountain
8658-016-051	Magazine Property	Glendora	William R & Barbara M Herrera	\$ 439.78	\$ 200.00	Yes-Mountain
8658-016-052	Magazine Property	Glendora	William R & Barbara M Herrera	\$ 439.78	\$ 200.00	Yes-Mountain
8658-016-055	Magazine Property	Glendora	William R & Barbara M Herrera	\$ 439.78	\$ 200.00	Yes-Mountain
8658-016-057	Magazine Property	Glendora	William R & Barbara M Herrera	\$ 439.78	\$ 200.00	Yes-Mountain
8658-016-058	Magazine Property	Glendora	William R & Barbara M Herrera	\$ 439.78	\$ 200.00	Yes-Mountain
8658-016-059	Magazine Property	Glendora	William R & Barbara M Herrera	\$ 439.78	\$ 200.00	Yes-Mountain
8658-016-060	Magazine Property	Glendora	William R & Barbara M Herrera	\$ 439.78	\$ 200.00	Yes-Mountain
8658-016-061	Magazine Property	Glendora	William R & Barbara M Herrera	\$ 439.78	\$ 200.00	Yes-Mountain
8658-016-062	Magazine Property	Glendora	William R & Barbara M Herrera	\$ 439.78	\$ 200.00	Yes-Mountain
8658-016-063	Magazine Property	Glendora	William R & Barbara M Herrera	\$ 439.78	\$ 200.00	Yes-Mountain
8658-016-069	Magazine Property	Glendora	William R & Barbara M Herrera	\$ 439.78	\$ 200.00	Yes-Mountain
8658-016-070	Magazine Property	Glendora	William R & Barbara M Herrera	\$ 439.78	\$ 200.00	Yes-Mountain
8658-016-074	Magazine Property	Glendora	William R & Barbara M Herrera	\$ 439.78	\$ 200.00	Yes-Mountain
8658-016-075	Magazine Property	Glendora	William R & Barbara M Herrera	\$ 439.78	\$ 200.00	Yes-Mountain
8658-016-076	Magazine Property	Glendora	William R & Barbara M Herrera	\$ 439.78	\$ 200.00	Yes-Mountain
8658-016-077	Magazine Property	Glendora	William R & Barbara M Herrera	\$ 439.78	\$ 200.00	Yes-Mountain
8658-016-080	Magazine Property	Glendora	William R & Barbara M Herrera	\$ 439.78	\$ 200.00	Yes-Mountain
8658-016-081	Magazine Property	Glendora	William R & Barbara M Herrera	\$ 439.78	\$ 200.00	Yes-Mountain
8658-016-082	Magazine Property	Glendora	William R & Barbara M Herrera	\$ 439.78	\$ 200.00	Yes-Mountain
8658-016-084	Magazine Property	Glendora	William R & Barbara M Herrera	\$ 439.78	\$ 200.00	Yes-Mountain
27 Parcels				\$11,874.06	\$ 5,400.00	

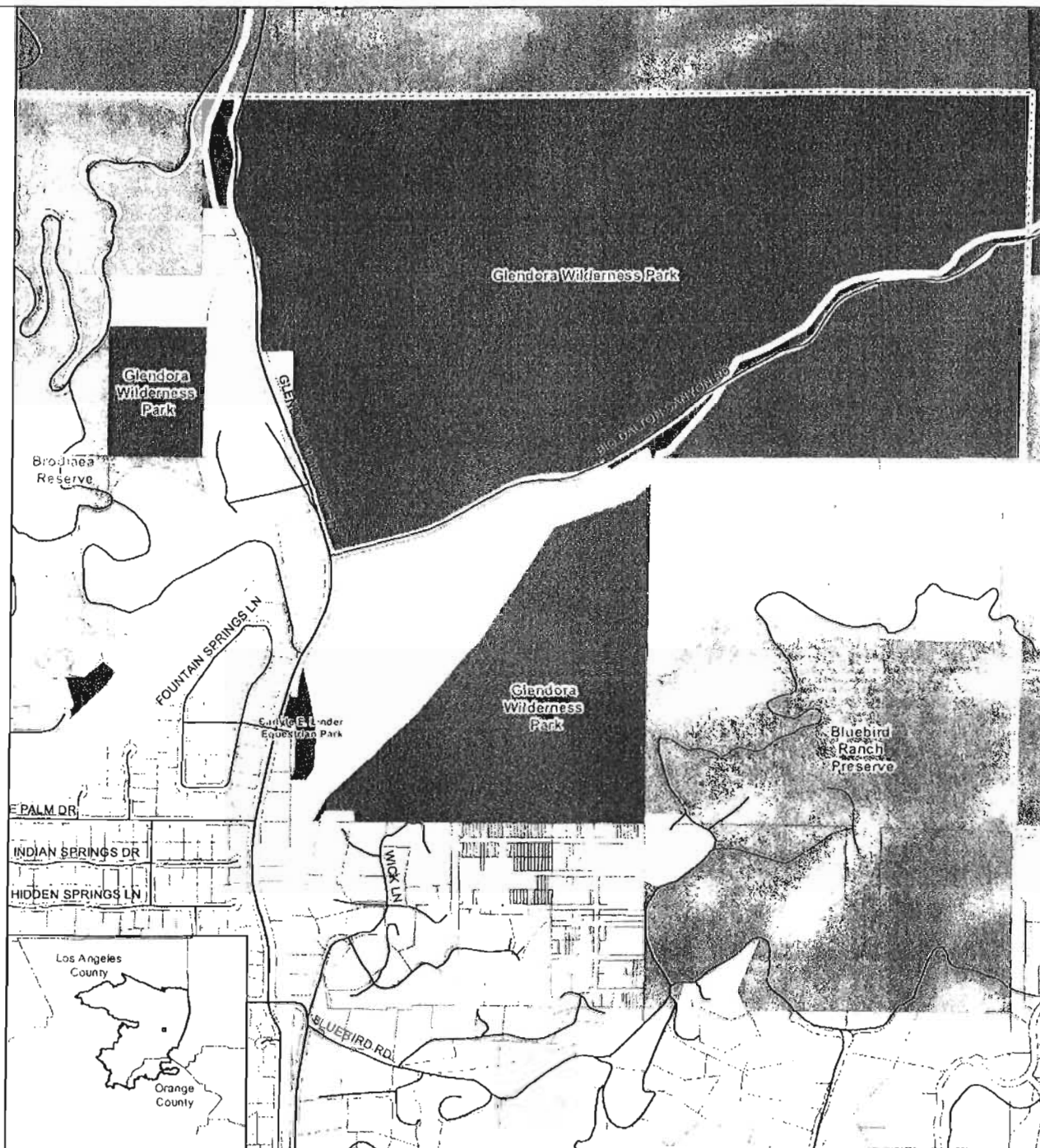
*The purchase price quoted on exhibit A is a projection of the purchase price for a schedule of (12) months. In addition, all cost related to the sale will be added to this process as follows: Cost of Notification, Cost of Publication, Cost of Postage, STPTS Fees, Title Report Fee and Forfeited State Lands Fee. If the agreement is completed in less than the (12) month projection time, then the purchase price will be decreased; however if the completion of the agreement is longer than the twelve (12) month projection time, the price will increase accordingly.

Agree#
2686

Watershed Conservation
Authority



Chapter 8 Tax Default Magazine Lots and Surrounding Open Space



- City Owned Magazine Lots
- Tax Default Magazine Lots
- ANF Administrative Boundary
- Glendora Community Conservancy Land
- City of Glendora Park Land and Open Space
- Angeles National Forest

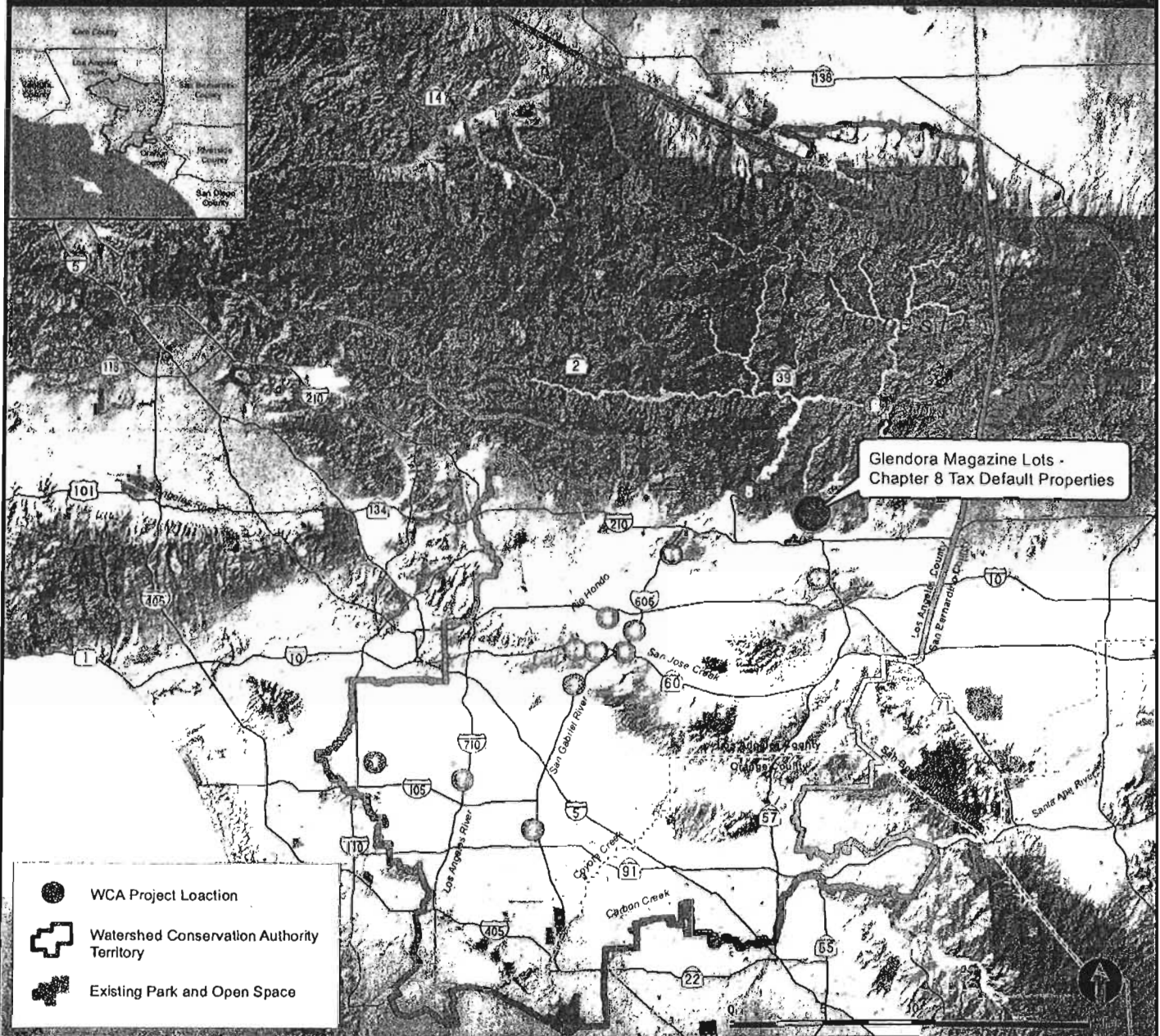
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Watershed Conservation Authority, 100 North Old San Gabriel Canyon Road, Azusa, CA 91702

Sources: Hydrology from Cal-Atlas. Parks and Open Space from Southern California Open Space Council and GreenInfo Network. Parcels from LA County Assessor's Office. Roads from Thomas Bros under license under RMC, May 2011.

Watershed Conservation Authority Projects



Acquisitions

Map #	Project Name	Status
2	Bellflower Riverview Park Acquisition	Completed
N/A**	Chapter 8 Tax Default Properties Acquisition	In Progress
3	Citrus Heights Bike Stop Development*	Completed
4	Duck Farm River Parkway Development*	Completed
6	Emerald Necklace San Jose Creek Acquisition	Funded
7	Parque dos Rios 'South Gate'	Completed
8	River Wilderness Park (Open to the Public)*	Completed
12	Walnut Creek Habitat and Open Space*	Completed

Development / Construction

Map #	Project Name	Status
1	98th Street Park Development	Awaiting Funding
3	Citrus Heights Bike Stop Development*	Awaiting Funding
4	Duck Farm River Parkway Development*	In Progress
7	Parque dos Rios 'South Gate'	Funded
8	River Wilderness Park (Open to the Public)*	Funded
9	San Gabriel River Confluence with Cattle Canyon Improvements	In Progress
10	San Gabriel River Discovery Center Development	Awaiting Funding
11	Santa Fe Dam Bike Crossing Improvements	Awaiting Funding
12	Walnut Creek Habitat and Open Space*	Awaiting Funding

Planning

Map #	Project Name	Status
1	98th Street Park Development	In Progress
3	Citrus Heights Bike Stop Development*	Awaiting Funding
N/A**	Development of Procedures for Project Funding Criteria	Completed
4	Duck Farm River Parkway Development*	In Progress
5	Emerald Necklace Feasibility Study Implementation Plan	In Progress
N/A**	Green Visions Plan	Completed
N/A**	Integrated Regional Water Management Plan	Completed
7	Parque dos Rios 'South Gate'	Completed
8	River Wilderness Park (Open to the Public)*	In Progress
N/A**	Rivers and Tributary Access Improvements	Completed
N/A**	RMC Trail & Recreational Opportunities Plan	Completed
9	San Gabriel River Confluence with Cattle Canyon Improvements	In Progress
10	San Gabriel River Discovery Center Development	In Progress
N/A**	Upper San Gabriel and Rio Hondo Watershed Coordinator	In Progress
N/A**	Urban, Mountains, and River Parkway Capital Projects	In Progress
12	Walnut Creek Habitat and Open Space Project *	In Progress
13	Whittier Narrows Recreation Area Master Development Plan Input	Completed

* Properties Owned by the Watershed Conservation Authority **Territory Wide Project

Jane Beesley, Acting Executive Officer, Watershed Conservation Authority
100 N. Old San Gabriel Canyon Road, Azusa, CA 91702; Tel: (626) 815-1019, www.wca.ca.gov

Map created May 2011



CITY OF GLENDORA CITY HALL

(626) 914-8200

116 East Foothill Blvd., Glendora, California 91741
www.ci.glendora.ca.us

April 13, 2011

Delivered by hand

Marybeth Vergara
Watershed Conservation Authority
"El Encanto" 100 N. Old San Gabriel Canyon Road
Azusa, CA 91702

RE: Glendora Tax Default sale Agreements No. 2685, 2686 & 2687

Dear Marybeth,

The City Council, at their April 12, 2011 meeting, authorized the Mayor to sign the agreements as referenced above certifying the City's awareness of the sale prices of the lots. Three copies of each agreement are enclosed with this letter. Please return one fully executed agreement to my attention for our city records. Please call me at 626-914-8218 if you have any questions.

Sincerely,

Dianne Walter,
Planning Manager

Enc. Three signed originals of Agreements No. 2685, 2686, & 2687

May 26, 2011 Item 10

RESOLUTION 2011-15

RESOLUTION OF THE WATERSHED CONSERVATION AUTHORITY (WCA) AUTHORIZING: (1) THE ACQUISITION OF PARCELS IN GLENDORA, IF OFFERED FOR SALE BY THE LOS ANGELES COUNTY DEPARTMENT OF TREASURER TAX COLLECTOR AND (2) ENTERING INTO CHAPTER 8 AGREEMENTS FOR ACQUISITION OF THOSE PARCELS (RMC 3640)

WHEREAS, The Watershed Conservation Authority has been established as a joint powers agency between the RMC and the District to implement projects which will provide open space, habitat restoration, and watershed improvement projects in both the San Gabriel and Lower Los Angeles Rivers watershed; and

WHEREAS, This action will support the acquisition of real property in Glendora, if offered for sale by the Los Angeles County Department of Treasurer and Tax Collector and enter into Chapter 8 Agreements for acquisition of those parcels; and

WHEREAS, This action is exempt from the environmental impact report requirements of the California Environmental Quality Act (CEQA); and NOW

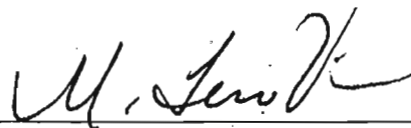
Therefore be it resolved, that the RMC hereby:

1. FINDS that this action is consistent with the purposes and objectives of the RMC.
2. FINDS that the actions contemplated by this resolution are exempt from the environmental impact report requirements of the California Environmental Quality Act.
3. APPROVES the staff report dated May 26, 2011.
4. AUTHORIZES the acquisition of parcels in Claremont, if offered for sale by the Los Angeles County Department of Treasurer and Tax Collector and enter into Chapter 8 Agreements for acquisition of those parcels (RMC 3640).

~ End of Resolution ~

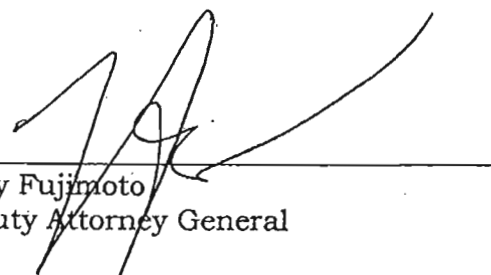
Passed and Adopted by the Board of the
Watershed Conservation Authority
on May 26, 2011.

Resolution 2011-15



Teresa Villegas, Chairperson

ATTEST:



Terry Fujimoto
Deputy Attorney General

**AGREEMENT TO PURCHASE
LOS ANGELES COUNTY TAX-DEFAULTED PROPERTY
(Public/Taxing Agency)**

This Agreement is made this _____ day of _____, 20____, by and between the Board of Supervisors of Los Angeles County, State of California, and the **WATERSHED CONSERVATION AUTHORITY** ("Purchaser"), pursuant to the provisions of Division 1, Part 6, Chapter 8, of the Revenue and Taxation Code.

The real property situated within said county, hereinafter set forth and described in Exhibit "A" attached hereto and made a part hereof, is tax-defaulted and is subject to the power of sale by the tax collector of said county for the nonpayment of taxes, pursuant to provision of law.

It is mutually agreed as follows:

1. That as provided by Section 3800 of the Revenue and Taxation Code, the cost of giving notice of this agreement shall be paid by the PURCHASER.
2. That the PURCHASER agrees to pay the total purchase price listed for each real property described in Exhibit "A" within 14 days after the date this agreement becomes effective. Upon payment of said sum to the tax collector, the tax collector shall execute and deliver a deed conveying title to said property to PURCHASER.
3. *That the PURCHASER agrees that the real property be used for the public use specified on Exhibit "A" of this agreement.*
4. That if said PURCHASER is a **TAXING AGENCY**, said agency would not share in the distribution of the payment required by this Agreement as defined by § 3791 and § 3720 of the Revenue and Taxation Code.

APPROVED AS TO FORM:

ANDREA SHERIDAN ORDIN
County Counsel

By 

Senior Associate County Counsel

If all or any portion of any individual parcel listed in Exhibit "A" is redeemed prior to the effective date of this agreement, this agreement shall be null and void only as it pertains to that individual parcel. This agreement shall also become null and void and the right of redemption restored upon the PURCHASER'S failure to comply with the terms and conditions of this agreement. Time is of the essence.

0§§3791, 3791.3 3793 R&T Code

X: ID:Chptr 8 Pubagency form
Revised 6/24/03

AGREEMENT NUMBER 2686

The undersigned hereby agree to the terms and conditions of this agreement and are authorized to sign for said agencies.

ATTEST:
**WATERSHED CONSERVATION
AUTHORITY**

By 
ACTIVE EXECUTIVE OFFICER

(Seal)

ATTEST:

Board of Supervisors
Los Angeles County

By _____
Clerk of the Board of Supervisors

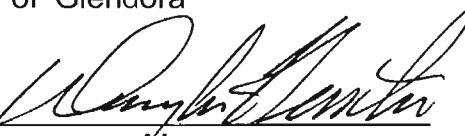
By _____
Chairman of the Board of Supervisors

By _____
Deputy
(seal)

Pursuant to the provisions of Section 3775 of the Revenue and Taxation Code the governing body of the **City of Glendora** hereby agrees to the selling price as provided in this agreement.

ATTEST:

City of Glendora

By 
Mayor

(seal)

This agreement was submitted to me before execution by the board of supervisors and I have compared the same with the records of Los Angeles County relating to the real property described therein.


Los Angeles County Tax Collector

Pursuant to the provisions of Sections 3775 and 3795 of the Revenue and Taxation Code, the Controller agrees to the selling price hereinbefore set forth and approves the foregoing agreement this ____ day of _____, 20__.

By: _____, STATE CONTROLLER

SUPERVISORIAL DISTRICT 5

AGREEMENT NUMBER 2686

EXHIBIT "A"

<u>LOCATION</u>	<u>FIRST YEAR DELINQUENCY</u>	<u>DEFAULT NUMBER</u>	<u>PURCHASE PRICE</u>	<u>PURPOSE OF ACQUISITION</u>
CITY OF GLENORA	1993	8658-016-055	\$2,397.00*	INCREASING OPEN SPACE, ENHANCING RECREATIONAL OPPORTUNITIES AND IMPROVING WATERSHED HEALTH
<u>LEGAL DESCRIPTION</u> TRACT # 1399 LOT 68				
CITY OF GLENORA	1993	8658-016-057	\$2,397.00*	INCREASING OPEN SPACE, ENHANCING RECREATIONAL OPPORTUNITIES AND IMPROVING WATERSHED HEALTH
<u>LEGAL DESCRIPTION</u> TRACT # 1399 LOT 70				
CITY OF GLENORA	1993	8658-016-058	\$2,397.00*	INCREASING OPEN SPACE, ENHANCING RECREATIONAL OPPORTUNITIES AND IMPROVING WATERSHED HEALTH
<u>LEGAL DESCRIPTION</u> TRACT # 1399 LOT 71				
CITY OF GLENORA	1993	8658-016-059	\$2,397.00*	INCREASING OPEN SPACE, ENHANCING RECREATIONAL OPPORTUNITIES AND IMPROVING WATERSHED HEALTH
<u>LEGAL DESCRIPTION</u> TRACT # 1399 LOT 72				

*The purchase price quoted on this Exhibit "A" is a projection of the purchase price for a schedule of twelve (12) months. In addition, all cost related to the sale will be added to this price as follows: Cost of Notification, Cost of Publication, Cost of Postage, STPTS Fees, Title Report Fee and Forfeited State Lands Fee. If the agreement is completed in less than the twelve (12) month projection time, then the purchase price will be decreased; however if the completion of the agreement is longer than the twelve (12) month projection time, the price will increase accordingly.

SUPERVISORIAL DISTRICT 5
AGREEMENT NUMBER 2686

EXHIBIT "A"

<u>LOCATION</u>	<u>FIRST YEAR DELINQUENCY</u>	<u>DEFAULT NUMBER</u>	<u>PURCHASE PRICE</u>	<u>PURPOSE OF ACQUISITION</u>
CITY OF GLENDDORA	1993	8658-016-060	\$2,397.00*	INCREASING OPEN SPACE, ENHANCING RECREATIONAL OPPORTUNITIES AND IMPROVING WATERSHED HEALTH
<u>LEGAL DESCRIPTION</u> TRACT # 1399 LOT 73				
CITY OF GLENDDORA	1993	8658-016-061	\$2,397.00*	INCREASING OPEN SPACE, ENHANCING RECREATIONAL OPPORTUNITIES AND IMPROVING WATERSHED HEALTH
<u>LEGAL DESCRIPTION</u> TRACT # 1399 LOT 74				
CITY OF GLENDDORA	1993	8658-016-062	\$2,397.00*	INCREASING OPEN SPACE, ENHANCING RECREATIONAL OPPORTUNITIES AND IMPROVING WATERSHED HEALTH
<u>LEGAL DESCRIPTION</u> TRACT # 1399 LOT 75				
CITY OF GLENDDORA	1993	8658-016-063	\$2,397.00*	INCREASING OPEN SPACE, ENHANCING RECREATIONAL OPPORTUNITIES AND IMPROVING WATERSHED HEALTH
<u>LEGAL DESCRIPTION</u> TRACT # 1399 LOT 76				

*The purchase price quoted on this Exhibit "A" is a projection of the purchase price for a schedule of twelve (12) months. In addition, all cost related to the sale will be added to this price as follows: Cost of Notification, Cost of Publication, Cost of Postage, STPTS Fees, Title Report Fee and Forfeited State Lands Fee. If the agreement is completed in less than the twelve (12) month projection time, then the purchase price will be decreased; however if the completion of the agreement is longer than the twelve (12) month projection time, the price will increase accordingly.

**AGREEMENT TO PURCHASE
LOS ANGELES COUNTY TAX-DEFAULTED PROPERTY
(Public/Taxing Agency)**

This Agreement is made this _____ day of _____, 20____, by and between the Board of Supervisors of Los Angeles County, State of California, and the **WATERSHED CONSERVATION AUTHORITY** ("Purchaser"), pursuant to the provisions of Division 1, Part 6, Chapter 8, of the Revenue and Taxation Code.

The real property situated within said county, hereinafter set forth and described in Exhibit "A" attached hereto and made a part hereof, is tax-defaulted and is subject to the power of sale by the tax collector of said county for the nonpayment of taxes, pursuant to provision of law.

It is mutually agreed as follows:

1. That as provided by Section 3800 of the Revenue and Taxation Code, the cost of giving notice of this agreement shall be paid by the PURCHASER.
2. That the PURCHASER agrees to pay the total purchase price listed for each real property described in Exhibit "A" within 14 days after the date this agreement becomes effective. Upon payment of said sum to the tax collector, the tax collector shall execute and deliver a deed conveying title to said property to PURCHASER.
3. *That the PURCHASER agrees that the real property be used for the public use specified on Exhibit "A" of this agreement.*
4. That if said PURCHASER is a **TAXING AGENCY**, said agency would not share in the distribution of the payment required by this Agreement as defined by § 3791 and § 3720 of the Revenue and Taxation Code.

APPROVED AS TO FORM:

ANDREA SHERIDAN ORDIN
County Counsel

By 
Senior Associate County Counsel

If all or any portion of any individual parcel listed in Exhibit "A" is redeemed prior to the effective date of this agreement, this agreement shall be null and void only as it pertains to that individual parcel. This agreement shall also become null and void and the right of redemption restored upon the PURCHASER'S failure to comply with the terms and conditions of this agreement. Time is of the essence.

0§§3791, 3791.3 3793 R&T Code

X: ID:Chptr 8 Pubagency form
Revised 6/24/03

AGREEMENT NUMBER 2686

The undersigned hereby agree to the terms and conditions of this agreement and are authorized to sign for said agencies.

ATTEST:
**WATERSHED CONSERVATION
AUTHORITY**

By 
ACTING EXECUTIVE OFFICER

(Seal)

ATTEST:

Board of Supervisors
Los Angeles County

By _____
Clerk of the Board of Supervisors

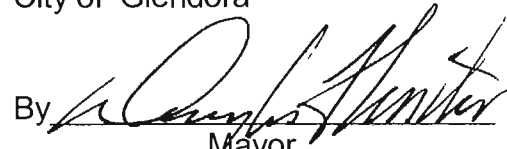
By _____
Chairman of the Board of Supervisors

By _____
Deputy
(seal)

Pursuant to the provisions of Section 3775 of the Revenue and Taxation Code the governing body of the **City of Glendora** hereby agrees to the selling price as provided in this agreement.

ATTEST:

City of Glendora

By 
Mayor

(seal)

This agreement was submitted to me before execution by the board of supervisors and I have compared the same with the records of Los Angeles County relating to the real property described therein.


Los Angeles County Tax Collector

Pursuant to the provisions of Sections 3775 and 3795 of the Revenue and Taxation Code, the Controller agrees to the selling price hereinbefore set forth and approves the foregoing agreement this ____ day of _____, 20__.

By: _____, STATE CONTROLLER

SUPERVISORIAL DISTRICT 5
AGREEMENT NUMBER 2686

EXHIBIT "A"

<u>LOCATION</u>	<u>FIRST YEAR DELINQUENCY</u>	<u>DEFAULT NUMBER</u>	<u>PURCHASE PRICE</u>	<u>PURPOSE OF ACQUISITION</u>
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<u>LEGAL DESCRIPTION</u> TRACT # 1399 LOT 68				
CITY OF GLEN DORA	1993	8658-016-057	\$2,397.00*	INCREASING OPEN SPACE, ENHANCING RECREATIONAL OPPORTUNITIES AND IMPROVING WATERSHED HEALTH
<u>LEGAL DESCRIPTION</u> TRACT # 1399 LOT 70				
CITY OF GLEN DORA	1993	8658-016-058	\$2,397.00*	INCREASING OPEN SPACE, ENHANCING RECREATIONAL OPPORTUNITIES AND IMPROVING WATERSHED HEALTH
<u>LEGAL DESCRIPTION</u> TRACT # 1399 LOT 71				
CITY OF GLEN DORA	1993	8658-016-059	\$2,397.00*	INCREASING OPEN SPACE, ENHANCING RECREATIONAL OPPORTUNITIES AND IMPROVING WATERSHED HEALTH
<u>LEGAL DESCRIPTION</u> TRACT # 1399 LOT 72				

*The purchase price quoted on this Exhibit "A" is a projection of the purchase price for a schedule of twelve (12) months. In addition, all cost related to the sale will be added to this price as follows: Cost of Notification, Cost of Publication, Cost of Postage, STPTS Fees, Title Report Fee and Forfeited State Lands Fee. If the agreement is completed in less than the twelve (12) month projection time, then the purchase price will be decreased; however if the completion of the agreement is longer than the twelve (12) month projection time, the price will increase accordingly.

SUPERVISORIAL DISTRICT 5
AGREEMENT NUMBER 2686

EXHIBIT "A"

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<u>LEGAL DESCRIPTION</u> TRACT # 1399 LOT 73				
CITY OF GLENORA	1993	8658-016-061	\$2,397.00*	INCREASING OPEN SPACE, ENHANCING RECREATIONAL OPPORTUNITIES AND IMPROVING WATERSHED HEALTH
<u>LEGAL DESCRIPTION</u> TRACT # 1399 LOT 74				
CITY OF GLENORA	1993	8658-016-062	\$2,397.00*	INCREASING OPEN SPACE, ENHANCING RECREATIONAL OPPORTUNITIES AND IMPROVING WATERSHED HEALTH
<u>LEGAL DESCRIPTION</u> TRACT # 1399 LOT 75				
CITY OF GLENORA	1993	8658-016-063	\$2,397.00*	INCREASING OPEN SPACE, ENHANCING RECREATIONAL OPPORTUNITIES AND IMPROVING WATERSHED HEALTH
<u>LEGAL DESCRIPTION</u> TRACT # 1399 LOT 76				

*The purchase price quoted on this Exhibit "A" is a projection of the purchase price for a schedule of twelve (12) months. In addition, all cost related to the sale will be added to this price as follows: Cost of Notification, Cost of Publication, Cost of Postage, STPTS Fees, Title Report Fee and Forfeited State Lands Fee. If the agreement is completed in less than the twelve (12) month projection time, then the purchase price will be decreased; however if the completion of the agreement is longer than the twelve (12) month projection time, the price will increase accordingly.